

Flood Risk Assessment

Roger Little NW Ltd

West Didsbury and Chorlton AFC – Brookburn Road, Chorlton-Cum-Hardy, M21 8FE

Date: 07/09/2022

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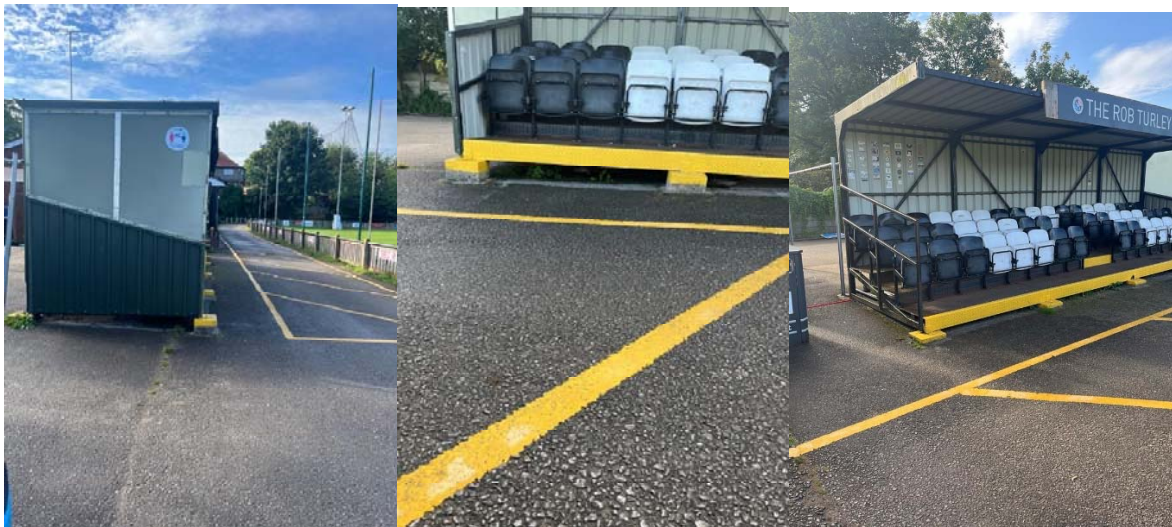
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Purpose of Flood Risk Assessment

The purpose of this flood risk assessment is to highlight the potential risk associated to the location from flooding; from river, surface water and/or reservoir. The information used for and within this assessment has been taken from gov.uk website, environment agency website and also from verbal testament.

Background for the Risk Assessment

The client currently has a purpose built seating stand for use in watching the sports games at location, the permission for this stand was granted around 5 years ago and is due for renewal. The stand, location and the premises have not changed since the previous permission was granted and there are no current plans to modify or change things from their current situation. This Flood Risk Assessment is to work alongside the renewal for the planning application extension.



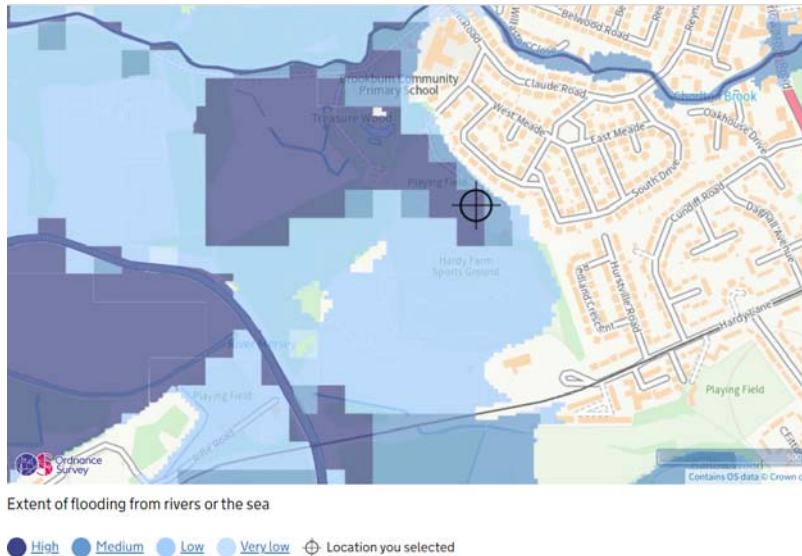
Client Testament

Within the last 5 years, since the last review and planning permit authorisation, there has been no flooding nor situation where rainfall or the closest river levels have become close to flooding the location. Over the years (including those prior to the last 5 year application), the local authorities have been involved in the improvements of the local flood defences from the river Mersey. The bank of the river have been raised in order to increase the overall capacity that can be held, averting the risk of the original river banks becoming over run and the flood plains becoming affected by excessive flood water from the river Mersey. There is more than adequate surface water drainage on site, the surface water has a drain of which leads direct into the river. This surface water drainage has protection from a non-return valve in place to prevent river water encroaching upstream against the flow in the event of a high water level within the river itself.

Rivers

HIGH RISK

High Risk means that this area has a chance of flooding greater than 3.3% this year. This does not take into account any flood defences.



Surface Water

LOW RISK

Low risk means that this area has a chance of flooding between 0.1% 1.0% each year.

Surface Water can always be categorised as flash flooding



Reservoirs

LOW RISK

Flooding from reservoirs in this area is extremely unlikely



Maximum extent of flooding from reservoirs:

● when river levels are normal ■ when there is also flooding from rivers ⊕ Location you selected

Summary and Recommendations

Current controls are in place via the surface water drainage leading into the river, given the low risk rating for surface water flooding this is adequate. As a precautionary measure for any flooding from the river upstream to the surface water drainage, there is a safety device, a none return valve in place and we would recommend service and maintenance on this on a regular basis.

Given the work in the past to build up the height of the river banks, and the facts that these have not breached since they have been raised gives an increase on the prevention of the location not flooding.

In the event that the site owner wishes to have additional flood defences in place, our recommendation would be to undertake a survey site survey of the drainage to ascertain if there would be an additional benefit to aco or channel drainage within the premise connecting to a mains sewer connection. However, in our view there is no demand that this is required at this stage, given the current site characteristics and that the spectators stand is acceptable in relation to its impact on matters of flood risk and drainage.

Further to these, we would recommend the client;

- Signs up for live flood warnings via the gov.uk website.
- Has a business flood prevention plan
- Ensures that they have adequate insurance cover for flood risk.